

**SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF TUCSON, ARIZONA**

**Thursday, January 15, 2015
3:00 p.m.**

At the Ward VI Council Offices – Community Room
3202 East First Street
Tucson, Arizona 85716

AGENDA

Open Meeting: Members of the Board of Directors of The Industrial Development Authority of the City of Tucson, Arizona (the “**Authority**”) may attend either in person or by telephone conference call. Pursuant to **Arizona Revised Statutes Section 38-431.02**, notice is hereby given to the general public and to the members of the Authority’s Board of Directors that the Authority will hold a meeting open to the public to discuss, consider and take legal action on the following agenda items:

1. **Call to Order**.....M. Robinson
2. **Request for resolution** to approve the minutes of the Regular Meeting of **December 12, 2014**
.....M. Robinson
3. **Request for resolution** to approve the payment of invoices and the notification of items to be paid on the Authority’s behalf by third parties.....K. Valdez
4. **Status report** regarding the Block 175 and Stone/Council Lots and the recommendations for a **January 1, 2015 to June 30, 2015** budget and **request for resolution** for any actions related thereto.....S. Chapman
5. **Status report** from the Liaison to City of Tucson, Arizona City Manager’s Office related to:
 - a. The City’s Economic Development Prospect list.
 - b. The City’s use of the Tucson Community Development Loan Fund aka the **HUD Section 108** Loan Program.
 - c. The City’s use of HOME Funds.
 - d. The City’s use of its **21** Economic Development tools.
 - e. Current items of interest.....C. Martins - Bekat
6. **Status report** related to **450 N. Main Avenue** related to a Sale & Development Agreement with the City of Tucson, Arizona and **request for resolution** for any actions related thereto.....G. Molenda
7. **Status report** related to **\$15,000,000** The Industrial Development Authority of The County of Pima and The Industrial Development Authority of The City of Tucson, Arizona Revolving Taxable Single Family Mortgage Loan Program of **2012** (Pima/Tucson Homebuyers Solution) – Program and request for resolution authorizing the Assignment Assumption & Consent Agreement for the purpose of transferring all rights, powers, duties and obligations from GKB Mortgage Markets, LLC (the “**Assignor**”), as assignor to George K. Baum & Company, Inc. (the “**Assignee**”).....C. Lotzar

8. **Status report** related to potential settlement with Bank of America, N.A. and /or Countrywide Home Loans, Inc. related to prior Single Family Mortgage Revenue Bond programs issued in **2006** and **2007** and **request for resolution** related thereto. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation with and to provide direction to the Board's legal counsel in connection with this item. Any action taken by the Board regarding this matter will be taken in open meeting session (either at this meeting or at a later date) after the adjournment of the executive session*.....C. Lotzar
9. **Request for resolution** approving the Authority's management financial statements for the fiscal year ended **June 30, 2014** as compiled by Mr. Kovar on the Authority's behalf..... G. Molenda
10. **Request for resolution** approving the Authority's audited financial statements for the fiscal year ended **June 30, 2014** as prepared by the Authority's auditors, Roberts & Associates, PLLC
..... G. Molenda
11. **Status report** related to proposed interpretations and/or amendments to Arizona's Industrial Development Financing Act, Allocation of Private Activity Bonding Act, or other state legislation affecting the Authority's affair and **request for resolution** related thereto.....C. Lotzar
12. **Request for resolution** authorizing either renewal of the Authority's Public Officials' & Officers' liability insurance or the acquisition of similar coverage from another carrier.....C. Lotzar
13. **Staff Reports:**

Monthly Staff Report for the month ending **December 31, 2014**

a. General Operations of the Authority:

- i. Parking Lot Financial Statements prepared by Pueblo Parking Systems, LLC ("**PPS**")
- ii. Bond Borrower's payment of Administrative Fees
- iii. Cash Management
- iv. Loan Servicing
- v. Loan Origination
- vi. **450 N. Main Street**

b. Legislation updates:

- i. Federal legislation.
- ii. Arizona legislation.

c. Outstanding Single Family Programs:

- i. Mortgage Revenue Programs that have completed the Origination Period:
 - A. Series **2006** (Joint) - **\$30,475,000** – **1st** Mortgage Loan Interest Rate **5.97%** - Final Redemption of Senior Bonds **July 28, 2014** – CUSIP No. **89873QAB5** Subordinate (approximately **\$259,800**- **7% 2nd** Mortgage Loans are tied to the Subordinate Bonds of approximately **\$80,0000**).
 - B. Series **2007A** (Joint) - **\$23,400,000** - **1st** Mortgage Loan Interest Rate **5.69%** - Final Redemption of Senior Bonds **July 28, 2014**– CUSIP No. **89873QAE9** Subordinate (approximately **\$285,000** - **7% 2nd** Mortgage Loans are tied to Subordinate Bonds of approximately **\$170,000**).

- C. Series **2008** (Joint) - **\$30,000,000**- Mortgage Loan Interest Rate **5.89%** -- Term Bonds CUSIP Nos. **898700FH7, 898700FJ3, 898700FK0** and PAC Bonds CUSIP No. **898700FL8** (approximately **\$7,805,000** outstanding).
 - D. Restructuring Opportunities and past results.
- ii. **2011** Carry Forward Allocation in the original amount of **\$29,999,999** expires on **December 31, 2014** for which **\$24,999,999** remains available for use.
 - iii. Mortgage Credit Certificate Program that is in the Origination Period – **2014** in the amount of **\$5,000,000** formed on **January 2, 2014** – Origination Period expires **December 31, 2016**.
 - iv. **\$15,000,000** The Industrial Development Authority of The County of Pima and The Industrial Development Authority of The City of Tucson, Arizona Revolving Taxable Single Family Mortgage Loan Program of **2012** (Pima/Tucson Homebuyers Solution) – Program commenced on **December 17, 2012** and unless extended expires on **December 31, 2016** – over **\$98,420,000** in mortgage-backed securities sold with over **\$3,930,000** of down payment assistance granted to homebuyers.
- 14. **Status Report and Discussion** related to development of the Request for Qualifications/Request for Proposal (“**RFQ/RFP**”) or other process related to the potential development of Block **174** and/or Block **175** and **request for resolution** for any actions related theretoG. Molenda
 - 15. **President’s Report:** Brief Summary of current events, including items brought to the President’s attention or matters that required handling by the President since the last meeting.....M. Robinson
 - Opinion article for the Arizona Daily Star.
 - Status of match contributions related to Christopher Franklin Carroll Centennial Park.
 - 16. **Call to the audience**.....M. Robinson
 - 17. **Adjourn**

Dated: **January 9, 2015**

Announcements: Announcement of future meeting dates and other information concerning the Authority. * denotes new Agenda item.

Call to the Public: Please limit comments to **3 minutes**. Public comments will be at the discretion of the President. Persons wishing to address the Authority’s Board of Directors are to request permission in advance and complete a “**Request to Address the Board**” card.

Further Information: For further information, please contact Gary Molenda, 335 N. Wilmot Road, Suite 420, Tucson, Arizona 85711, or telephone: (520) 882-5591, ext. 122.

Mailing: This Notice and Agenda of the Special Board Meeting was faxed to the Authority’s standard agenda mailing list.

Posting: A copy of this Notice and Agenda of the Special Board Meeting has been posted on the bulletin board of the Clerk of the City of Tucson, 1st Floor, 255 West Alameda, Tucson, Arizona 85701.